172.0	0003	0012.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	550,300 / 550,300
					USE VALUE:	550,300 / 550,300
					ASSESSED:	550,300 / 550,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LANARK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MULLENDORE LIDA RUTH
Owner 2:	
Owner 3:	
Street 1:	25 LANARK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MULLENDORE LIDA RUTH & -
Owner 2:	MULLENDORE KATHLEEN C -
Street 1:	25 LANARK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .047 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1263 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2047.000	213,300		337,000	550,300
Total Card	0.047	213,300		337,000	550,300
Total Parcel	0.047	213,300		337,000	550,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.71 | /Parcel: 435.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113852

GIS Ref

GIS Ref

Insp Date 11/29/18

!13303!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0003-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	213,300	0	2,047.	337,000	550,300		Year end	12/23/2021
2021	101	FV	206,600	0	2,047.	337,000	543,600		Year End Roll	12/10/2020
2020	101	FV	206,600	0	2,047.	337,000	543,600	543,600	Year End Roll	12/18/2019
2019	101	FV	183,900	0	2,047.	332,200	516,100	516,100	Year End Roll	1/3/2019
2018	101	FV	183,900	0	2,047.	255,100	439,000	439,000	Year End Roll	12/20/2017
2017	101	FV	183,900	0	2,047.	240,700	424,600	424,600	Year End Roll	1/3/2017
2016	101	FV	183,900	0	2,047.	221,400	405,300	405,300	Year End	1/4/2016
2015	101	FV	173,000	0	2,047.	207,000	380,000	380,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:42:16

LAST REV

Date	Time
02/11/21	18:47:40
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13303

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULLENDORE LIDA	76654-569	1	1/11/2021	Convenience	1	No	No		
	18504-246		8/1/1987		157,500	No	No		Christopher Mullendore legal name to Lida Rut

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2013	1252	Re-Roof	4,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
10/8/2008	Measured	197	PATRIOT
12/10/1999	Meas/Inspect	256	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113852
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2047		Sq. Ft.	Site		0	70.	2.35	6									336,987						337,000	

Total AC/HA:	0.04699	Total SF/SM:	2047	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	336,987	Spl Credit		Total:	337,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	177.237
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309158
Depreciation:	95839
Depreciated Total:	213319

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

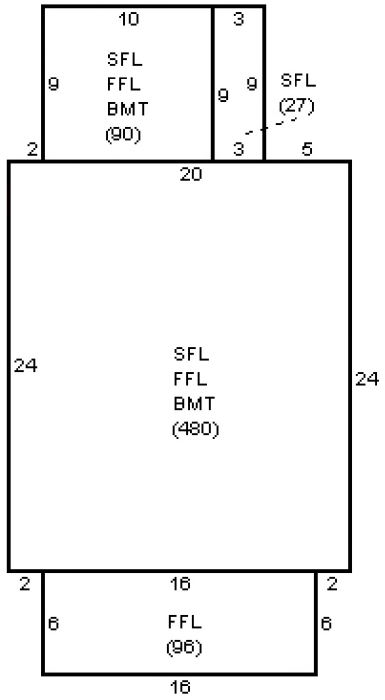
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	177.24
Special Features:	0	Val/Su Net:	116.37
Final Total:	213300	Val/Su SzAd	168.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	666	177.240	118,040
SFL	Second Floor	597	177.240	105,811
BMT	Basement	570	53.170	30,308

Net Sketched Area: 1,833 | Total: 254,159

Size Ad 1263 | Gross Area 1833 | FinArea 1263

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0003-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: